

MEMORANDUM

TO: Councilmember Mike O'Brien, Chair, PLUS
Councilmember Tim Burgess, Vice Chair
Councilmember Nick Licata, Member
Councilmember Sally J. Clark, Alternate

FROM: Tom Hauger (4-8380) and Susan McLain (4-0432), DPD

DATE: March 24, 2014

SUBJECT: **Industrial Land Review Follow-Up to the Comprehensive Plan**

As part of the 2014 annual amendment process for the Comprehensive Plan, DPD recommended two amendments related to Manufacturing/industrial Centers:

- 1) establish new criteria for reviewing future suggestions to remove land from the M/ICs; and
- 2) prohibit future application of the IC zone in the M/ICs.

The City Council PLUS committee indicated that it would like to see further outreach to some of the stakeholders potentially affected before enacting these recommendations. Here are steps DPD will be taking over the next few months to broaden the participation in this decision.

Ballard Interbay Manufacturing / Industrial Center (BINMIC)

- Review existing zoning and land uses, particularly along the edges of the BINMIC boundary
- Meet with additional groups in the area, including neighborhood groups in Ballard, Magnolia and Interbay.
- Determine if there are circumstances in BINMIC that warrant different treatment (such as map adjustments) from the Duwamish M/IC, or areas that should be excluded from the recommended strengthening of the M/IC policies.
- Staff recently met with North Seattle Industrial Association in February 2014. They indicated general support for proposed Comp Plan recommendations. We'll continue to update them.
- Host a community open house to discuss findings and any draft recommendations.

Georgetown

- Review existing conditions, with emphasis on areas currently designated for residential use and the land separating those areas.
- Meet with community stakeholders to review Comp Plan recommendations and to take comments about them.
- Determine if circumstances in the Georgetown area call for amendments to the Comprehensive Plan and/or whether parts of the Georgetown area should be excluded from the recommended strengthening of the M/IC policies.
- Determine whether zoning changes are appropriate in or near the neighborhood commercial area, consistent with neighborhood interests and Comprehensive Plan policies.
- Host a community open house to discuss findings and any draft recommendations.

DPD's Industrial Land Use Study also included recommendations that do not require amendments to the Comp Plan:

Size of Use Limits. The Land Use Code currently sets size of use limits for non-industrial uses in industrial zones. Developments have circumvented these limits by individually permitting several related non-industrial projects on one site which come in just under the size of use limits, resulting in more non-industrial uses than originally intended. DPD will draft legislation for Council review that would set a total maximum amount of non-industrial uses that could be permitted on a site.

Auto Dealerships. In light of the development of new car dealerships on Airport Way in the Duwamish, DPD has retained a consultant to help analyze: the potential demand for other dealerships to locate in that area; the land supply that could accommodate that demand; and the effects that this use on Airport Way could have on the industrial area, particularly effects on land value. Based on this analysis, DPD may recommend additional zoning changes.

Interbay. DPD's study of the 15th Avenue corridor raised several zoning issues. The study suggested potential amendments to industrial zones that serve as a buffer between general industrial and commercial areas. DPD has begun exploring potential zoning tools that could possibly be applied in this area.